



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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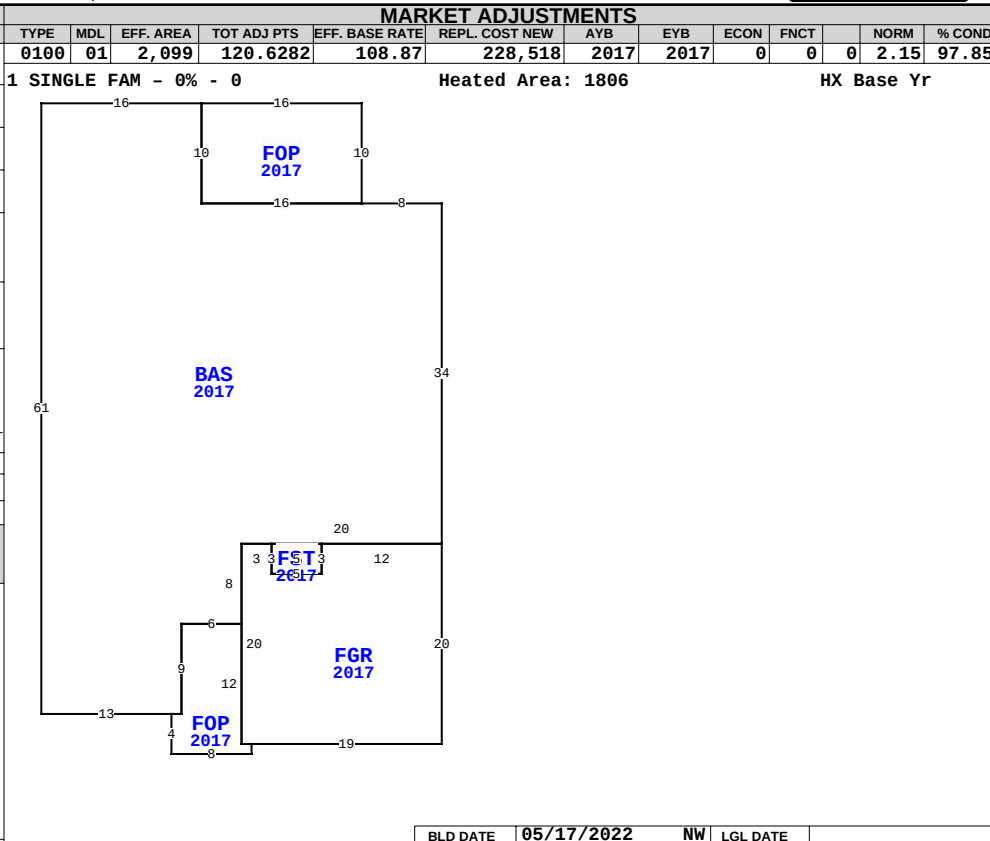
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	192,392
FGR	385	55	212	22,584
FOP	83	30	25	2,663
FOP	160	30	48	5,114
FST	15	55	8	852
TOTALS	2,449		2,099	223,605

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0		6.50	100	2017	2017	3	97	3,077	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	03/29/2017	BY	SB
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86017 SINATRA ST, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															3,077
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

TOTAL OB/XF															3,077
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

REVIEW DATE	03/29/2017	BY	SB	Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000	PRINTED 08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,605
TOTAL MARKET OB/XF VALUE		3,077
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,682
SOH/AGL Deduction		23,599
ASSESSED VALUE		253,083
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		253,083
TOTAL JUST VALUE		276,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003022	CO ISSUED	0	04/07/2017
B1632399	NEW CONSTR	226,229	05/01/2016

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2353/1364	4/13/2020	WD Q	I
		RSN CD	01
		SALE PRICE	249,900

GRANTOR: CHANAVIER CRAIG P & T	
GRANTEE: LIKES BRETT A & MAR	
2124/1018	5/31/2017
	WD Q
	I
	01
	230,300
GRANTOR: SEDA CONSTRUCTION COM	
GRANTEE: CHANAVIER CRAIG P &	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017]	W8	FOP=[YR=2017]	N10	W16	S10	E16	W16	N10	W16
S61	E13	FOP=[YR=2017]	S4	E8	N1	FGR=[YR=2017]	E19	N20	W12
FST=[YR=2017]	W5	S3	E5	N3	S3	W5	N3	W3	S20
	E1	N9	E6	N8	E20	N34			